

# NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 40.510.020 and applicable code sections as listed below.

**Project Name:** Hazel Dell Towne Center Post Decision Review

**Case Number:** PST2004-00013

**Location:** 507 NE 88<sup>th</sup> Street

**Request:** The applicant is requesting post decision review approval for modification in the SE quadrant of the preliminary approved site plan regarding concurrency condition (original condition D-11). The property is located in the CC zone district and is approximately 10-acres.

**Applicant:** Kimco Developers, Inc.  
Attn: Kurt Kurtti  
8383 Wilshire Blvd., Suite 950  
Beverly Hills, CA 90211  
(323) 866-3500, ext. 108  
E-mail: [kurt\\_kurtti@kimcorealty.com](mailto:kurt_kurtti@kimcorealty.com)

**Contact Person:** Miller Nash LLP  
Attn: Meridee Pabst  
P.O. Box 694  
Vancouver, WA 98666  
(360) 699-4771; (360) 694-6413 FAX  
E-mail: [meridee.pabst@millernash.com](mailto:meridee.pabst@millernash.com)

**Property Owner:** Hazel Dell Towne Center of Washington, LLC  
See applicant for owner contact

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**Staff Contact:**

Richard Daviau ext. 4895

**Neighborhood Contact**

NE Hazel Dell Neighborhood Association  
Bud Van Cleve, President  
1407 NE 68 Street  
Vancouver, WA 98665  
695-1466  
E-mail to Bud Van Cleve: [BSVANC@aol.com](mailto:BSVANC@aol.com)  
E-mail to Doug Ballou: [dballou@pacifier.com](mailto:dballou@pacifier.com)

**Legal Description of Property:** Tax lots #33 (145255-000); #77 (145298-000); #84 (145305-000); #153 (145371-000); #8 (145766-000); #5 (145768-000); # 8 (145769-000); # 9 (145770-000); #9 (145771-000); #11 (145773-000); #12 (145774-000); #13 (145775-000); #17 (145778-000); #19 (145780-000); #22 (145783-000); #25 (145786-000); #28 (145789-000); #29 (145790-000); #31 (145792-000); #34 (145795-000); # XX (145796-000); #39 (145800-000); #54 (145815-000); #56 (145817-000) located in the NE ¼ of Section 3, Township 2 North, Range 1 East of the Willamette Meridian and SE ¼ of Section 3, Township 2 North, Range 1 East of the Willamette Meridian.

**Plan/Zone Designation:** R-43 (Multi-Family Residential), CL (Limited Commercial), C3 (Community Commercial)

**Approval Standards/Applicable Laws:** Clark County Code Chapters 12.05A (Transportation Standards); 12.41 (Concurrency); 13.08A (Sewer); 13.29 (Stormwater and Erosion Control); 13.36 (Wetlands); 13.40A (Water); 15.12 (Fire); 18 (Zoning Ordinance); 18.600 (Procedures); Title 20 (SEPA); and consistency with the Clark County Comprehensive Plan

**Application & Fully Complete Date:**

Application Filed: April 8, 2004  
Fully Complete: April 29, 2004

**Timelines/Process:**

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting at **Richard Daviau (360) 397-2375, Ext. 4895** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

**Public Comment:**

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

**Attn: Richard Daviau**

**Public Service Center  
Department of Community Development  
1300 Franklin Street  
P.O. Box 9810  
Vancouver, WA 98666-9810  
Phone: (360) 397-2375; Fax: (360) 397-2011  
Web Page at: <http://www.clark.wa.gov>**

Or contact [richard.daviau@clark.wa.gov](mailto:richard.daviau@clark.wa.gov)

**Date of This Notice: May 13, 2004**

<p><b><u>Closing Date for Public Comments:</u></b> <b>5/27/2004</b></p>
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